

Before the Board of Zoning Adjustment, D. C.

Application No. 12267 of 1612 Realty Co. In this application the applicant seeks, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception under Sub-section 3104.44. Specifically the applicant seeks permission to continue the operation of a parking lot in the R-5-B District at 1612-1616 Que Street, N. W., Lots 33, 34, and 35, Square 180.

HEARING DATE: December 15, 1976
DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is currently operating as a commercial parking facility pursuant to this Board's Order 10751, dated August 13, 1971.
3. The applicant proposes the continuation of a parking lot for a period of five (5) years.
4. The Department of Transportation offered no objections to the granting of this application.
5. The Municipal Planning Office, by report, dated December 10, 1976, recommended approval of this application.
6. Opposition by the Dupont Circle Citizens Association was registered at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further, is of the opinion that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED for a period of five (5) years subject to the following CONDITIONS:

- a. Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon

the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE:

3-0 (Leonard L. McCants, Esq., Richard L. Stanton,
William F. McIntosh)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 2-28-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.